

PLAN COMMISSION MEETING
JUNE 5, 2018 - 5:00 P.M.

Members Present: Mike Kastens, Jim Zajkowski, Michelle Scanlan, David Wilford, David Tyvoll and MaryKay Rice

Members Absent: Fred Horne

Others Present: Beth Thompson, Brett & Marnie Blackman, Scottie Ard and Tanya Batchelor

Jim Zajkowski called the meeting to order and roll call was taken.

Mike Kastens moved to adopt the agenda as presented, seconded by David Wilford and carried.

Public Hearing

Jim Zajkowski declared the Public Hearing open to discuss the following:

- a) Application for Conditional Use Permit from Bret and Marnie Blackman to allow a Bed and Breakfast and Therapeutic Massage Therapy Studio in an area zoned Z5 Traditional Neighborhood District. Property is located at 313 West Second Street and described as Lots 4 and 5, Block 3 Village of Freemont in the City of New Richmond

Beth Thompson explained the Conditional Use Permit is needed to allow a bed and breakfast and massage therapy in an area zoned Z5. A neighborhood meeting was held last week. Brett and Marnie gave a presentation at that meeting on their plans for their property. Marnie gave a quick presentation to the Plan Commission. Parking was a concern, and has been addressed. Discussion followed. They will start out with three rooms that have private bathrooms to begin with and might add another room in the future. The DRC recommended approval of a conditional use permit allowing Ti Vogllio Bene Bed & Breakfast within the Z5 District, subject to the following conditions:

1. All building and fire code issues shall be subject to review and approval of the Building Inspector.
2. The operator shall provide documentation of a bed and breakfast license issued by the State of Wisconsin.
3. The need for a license for prepared food shall be subject to review and approval of St. Croix County.
4. The bed and breakfast use shall provide payment of a lodging tax as required by Section 74-1 of the City Code.
5. The therapeutic massage use shall:
 - a. Be conducted only by the resident operator of the property.

- b. The operator shall maintain all licenses for therapeutic massage as required by St. Croix County and/or the State of Wisconsin, which shall at all times be displayed in a public place within the building.
- c. Only one client shall be provided therapeutic massage services at a time.
- d. Therapeutic massage services shall be provided only within the one designated room within the building to be shown on the floor plan.
- e. Hours for therapeutic massage for clients that are not guests of the bed and breakfast shall be limited to 8:00AM to 8:00PM.

Jim Zajkowski declared the Public Hearing Closed. MaryKay Rice moved to approve the Conditional Use Permit with the conditions listed above, seconded by Michelle Scanlan and carried. Mike Kastens voted no.

David Wilford moved to adjourn the meeting, seconded by Michelle Scanlan and carried.

Meeting adjourned at 5:22 p.m.

Tanya Batchelor
City Clerk